

August 22, 2007 BS



REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0101

Edward Strickland

Bermuda Magisterial District
8407-A Haven Avenue

REQUEST: Renewal of temporary manufactured home permit 00SN0246 to park a manufactured home in a Heavy Industrial (I-3) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

1. Edward Strickland shall be the owner and occupant of the manufactured home. (P)
2. This temporary manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval. (P)
3. No additional permanent type living space may be added onto this temporary manufactured home. (P)
4. This temporary manufactured home must be skirted and shall not be placed on a permanent foundation. (P)

GENERAL INFORMATION

Location:

Property is known as 8407-A Haven Avenue. Tax ID 796-675-4921 (Sheet 18).

Existing Zoning:

Heavy Industrial (I-3)

Size:

0.9 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - I-3; Residential and vacant
South - I-3; Industrial
East - I-3; Industrial and vacant
West - I-3; Vacant

Utilities:

Private well and septic system

General Plan:

(Jefferson Davis Corridor Plan)

General Industrial

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 00SN0246 to park a manufactured home in a Heavy Industrial (I-3) District. The first permit was issued to Edward Strickland in 2000. However, a manufactured home has been parked on the subject property since 1970 which is approximately thirty-seven (37) years.

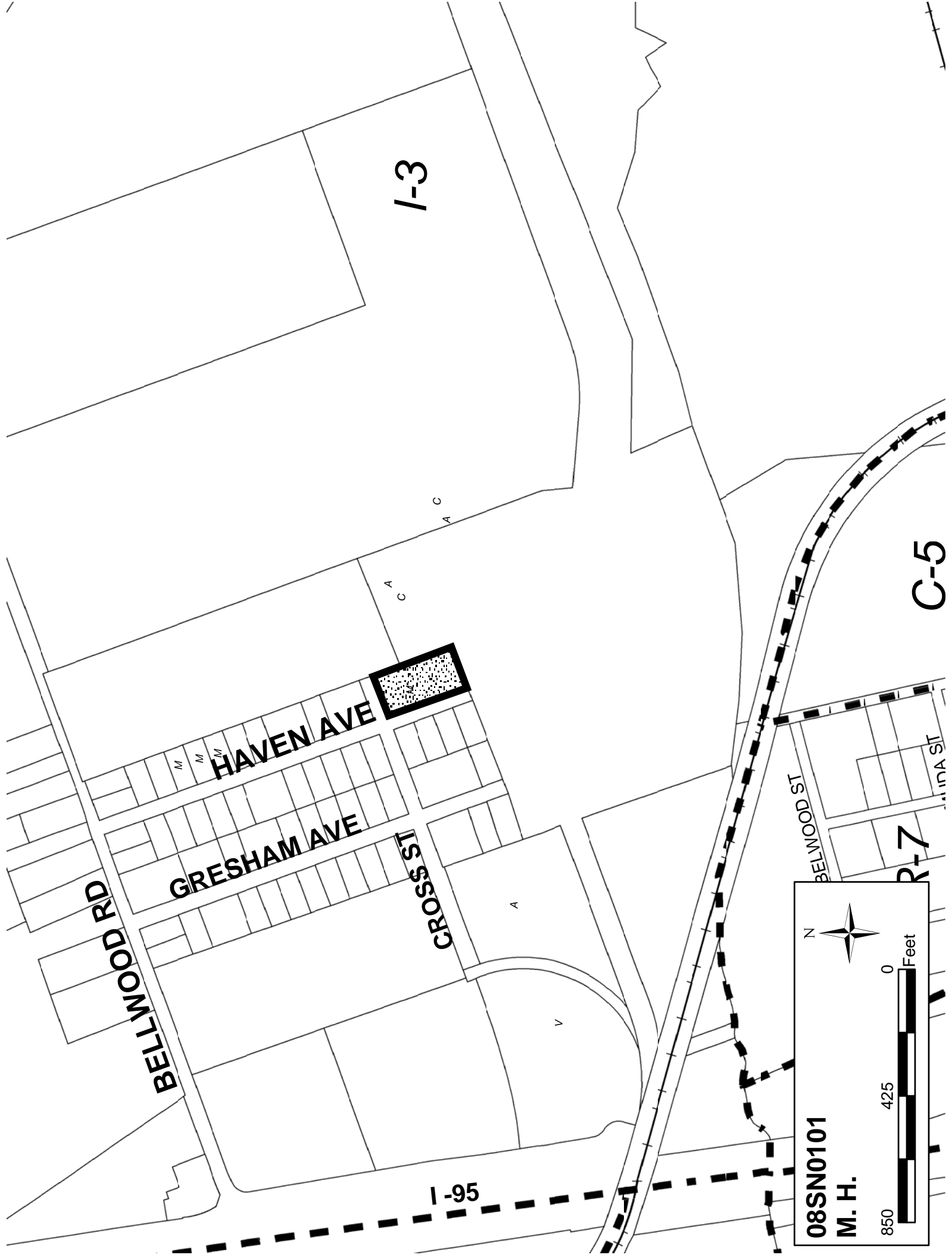
The manufactured home is located on property belonging to Karen and William Lane. Mr. Strickland owns the manufactured home and rents part of the subject property from Mr. and Mrs. William Lane. Staff notes there is a dwelling also located on the subject property.

This request, which is for seven (7) years, is in character with this neighborhood at the present time. This manufactured home is located in the Jefferson Davis Corridor Plan that suggests that the property is appropriate for General Industrial (I-2) use. Adjacent properties are zoned Heavy Industrial (I-3). The current zoning would preclude residential development.

The subject property is located approximately 370 feet south of Bellwood Road and consists of 0.9 acre. The Bellwood Estates Subdivision was recorded on October 31, 1941. The subdivision is zoned Heavy Industrial (I-3). The subject property first appears as Industrial (M) zoning in 1955.

If this was a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property for thirty-seven (37) years, and it will not have an adverse impact on this residential area, staff recommends approval of this request for seven (7) years subject to conditions 1 through 4 as noted herein.

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I-3

C-5

R-7

I-95



08SN0101
M. H.

BELLWOOD RD

GRESHAM AVE

HAVER AVE

CROSS ST

BELWOOD ST

ALINA ST

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